



ADDENDUM ONE

Project Name: Pool House Restoration
Buena Vista Conference Center, New Castle, Delaware
State of Delaware Contract Number: MC 2001000011

Project No.: 8135.29-10

Date of Issue: July 15, 2011

Notice No. 1: Attach this addendum to the Project Manual for this project. It modifies and becomes part of the Bidding Documents. Work or material not specifically mentioned herein is to be as described in the main body of the specification and as shown on the drawings.

Bids Due: Thursday, August 11, 2011, at 1:00 PM
Division of Facilities Management
Thomas Collins Building
540 South DuPont Highway, Suite 1, Dover, DE 19901

General Information:

1. A mandatory pre-bid meeting was held at the project site on Wednesday, July 13, 2011, at 9:00 AM. A copy of the sign-in sheet is included with this addendum.

Pre-bid Meeting:

1. Brief description of the scope of work.
 - A. Complete interior demolition of concrete floor slab, wood stud partitions, partial removal of exterior walls, doors, benches, roofing, partial removal of roof structure, heating system, plumbing fixtures including all piping, and light fixtures including all wiring and conduits.
 - B. Improvements consist of new interior and exterior concrete floor slab, partial new roof structure, new cedar shake roofing, new gutters and downspouts, refurbish existing copper finials, exterior brick wall masonry pointing and brick replacement, new custom fabricated wood windows, new entry doors, new plumbing fixtures and toilet partitions, repairs and repainting of existing wood windows and trim, lighting and electrical upgrades, and new mechanical and ventilation systems. Removal and reinstallation of well storage tank system.
 - C. Minor Site Improvements: Brick paver modifications at the west side of ramp onto the existing brick sidewalk. New brick pad ramping down to the existing grass. New exterior lighting at all four sides. New water service from Conference Center to Pool House. New electric service in existing conduits from Conference Center to Pool House.

Arthur A. Bernardon, AIA
Kerry R. Haber, AIA
William E. Holloway, AIA
Neil B. Liebman, AIA

Steven M. Brown, AIA
Geoffrey R. Coleman, AIA
C. Gerald Hanby, AIA
Fred F. Mascherino, AIA
Richard R. Meinzer, AIA, CSI
Paul Andrew Sgroi, AIA

- D. The painted surfaces have lead paint per the environmental report included with the documents. The lead paint is to be abated as specified in the painting section.
- 2. The Alternates were discussed.
 - A. Alternate 1: Remove existing round windows and install new, custom milled round operable windows. Base bid includes painting the existing windows and installing interior trim.
 - B. Alternate 2: Provide custom bronze restroom signage. Base bid includes standard bronze restroom signage.
 - 3. Work by Others: The State will not contract separately any other work during the course of this project.
 - 4. Pre-Qualification: Only those General Contractors who have been PREQUALIFIED on both an annual and supplemental basis and have been assigned a MAXIMUM CONTRACT DOLLAR VALUE of \$300,000 (three hundred thousand dollars) or greater may submit bids on this project.

General contractors must submit applications for annual and supplemental prequalification, for this project, by Wednesday, July 27, 2010. Only those listed contractors prequalified both on an annual and supplemental basis will be allowed to submit bids. Those currently prequalified on an annual basis need only submit their supplemental application.

For information, please contact Division of Facilities Management directly.

- 5. Contract requirements were discussed.
 - A. Prevailing wages apply to this Work. Copies of the wage rates for both site work and building have been included in the Technical Manual.
 - B. Ten-percent security bond is required.
 - C. Performance Bond and Labor and Material Payment Bond are required
 - 01. The forms provided in the Project Manual shall be used. Other forms will not be accepted.
 - D. The bid to be submitted with one original and one copy provided.
 - E. The number of days to complete the base work on the bid form shall be listed. Each alternate shall have the number of additional days listed.
 - F. Limits: Confine construction operations to the limits indicated on the drawings. Interior spaces will be fully accessible by the Contractor and subcontractors during the restoration process.



- G. Owner Occupancy: The Pool House is currently vacant and will not be occupied until after the restoration has been completed. The surrounding site, buildings, roadways, etc., beyond the work area shall remain accessible to the Owner.
- H. Public Roadways, Driveways and Entrances: Keep public and private roadways, driveways and entrances serving premises clear and available to Owner, Owner's employees, general public and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
- I. The Owner will not sign for any deliveries at any time.
- J. Maintain the existing building in a weather tight condition throughout restoration period. Repair damage caused by construction operations. Protect building and its contents during construction period.
- K. The Contractor shall be provided full access and control of the Pool House during the restoration process. The surrounding properties and buildings are occupied during the entire construction period. Minimize conflicts and facilitate usage of these sites beyond the construction limits and property boundaries. Perform the Work so as not to interfere with owner's operations.
- L. Material Storage: The building is vacant and storage can be provided within the Pool House. Exterior storage units can be located on-site beyond the trees and shall not be visible from the Conference Center.
- M. Power: Power is available at this building.
- N. Water: Water is available at the Pool House.
- O. The superintendent will be required to be on-site at all times when work is taking place. This shall include those times when the work is being done only by the subcontractors and not the general Contractor.
- P. Dumpster: A dumpster may be located on-site adjacent to the Pool House off the dirt road and not visible from the Conference Center. The dumpster shall be covered to eliminate blowing debris. Damage to the ground must be repaired.
- Q. Grounds must be kept clean at all times.
- R. Parking: Parking is limited near the Pool House and is available off the dirt road. Parking will not be allowed on planted fields or landscaped areas. Grounds disturbed by construction vehicles will be restored by the General Contractor. Additional parking is available at the Conference Center parking lots in the far northern areas. Parking closest to the Conference Center is reserved for staff and visitor parking.
- S. Hours of Operation: Work can be completed during the contractor's normal operating hours Monday through Friday. Saturday and Sunday work must be coordinated and approved with the Architect and Owner in advance.
- T. The construction crews will not be allowed to use the Owner's telephones.
- U. Public Restrooms: Restrooms are not available at the Pool House. A portable unit is to be provided and located off the dirt road and not visible from the Conference Center.
- V. At no time shall equipment be left operating after hours or when no one is present in the building.



- W. Flammable materials shall not be stored in the Pool House. Flammable materials shall be kept outside, away from all buildings, in a flammable liquid/material storage box.
 - X. The grounds shall be swept with a magnetic device to find all metal objects that may have been dropped or left behind during the course of the renovations. The metal objects shall be removed. This shall be completed at the conclusion of the work.
 - Y. Dogs or other animals shall not be brought onto the property at any time.
 - Z. Children shall not be brought onto the site at any time.
 - AA. The general surrounds of the Pool House are open to the public and those working at the site shall not use abusive language.
 - BB. Radios or other music-playing devices will be allowed as long as they cannot be heard outside the Pool House.
 - CC. Fire extinguishers shall be kept in the Pool House at all times.
6. Anticipated start date of the Work is September 2011 upon submission of bonds, contract and insurances to the State of Delaware and the issuance of a State of Delaware purchase order.
7. The Bid Form was reviewed:
- A. The following requested subcontractors to be listed on the Bid Form were reviewed and accepted by those present: Concrete, Masonry, Carpentry, Painting, Roofing, Mechanical, Plumbing and Electric.
 - B. Each subcontractor is to be identified, even if the work is to be completed by the submitting contractor.
 - C. The General Contractor and subcontractors shall be licensed in the State of Delaware or have applied for a Delaware license prior to the submission of the bid.
 - D. The following unit prices are requested: Spot Brick Replacement and Brick Pointing. Refer to Specification Section 01 27 00 Unit Prices for quantity calculations.
8. All questions shall be faxed or e-mailed to Bernardon Haber Holloway Architects PC. The Owner and MEP Engineers will not respond to questions. The last day for questions shall be Friday, August 6, 2011, at 12:00 PM. The last addendum will be issued not later than close of business on Friday, August 6, 2011.
9. Bids are due Thursday, August 11, 2011, at 1:00 PM. The bids are to be sent either overnight or hand delivered and must be received by 1:00 PM. Faxed bids are not acceptable. Bids received after 1:00 PM will not be opened. The bids will be opened and read aloud to those in attendance.
10. All bidders must review both the technical manual and drawings as they are complementary.



11. The Project has been reviewed by the State of Delaware Fire Marshal, New Castle County Land Use and New castle County Special Services. Verbal approvals have been received but will not issue a building permit until the contractor has been selected and a request for a building permit made.
12. The bidders shall contact New Castle County directly to determine the costs of the building permit and if the State of Delaware is exempt of the cost. The Project is exempt from State of Delaware Fire Marshal permit fees.
13. The landscaping material at the east side of the Pool House will be removed prior to the start of construction.

End of Addendum No. 1

Enclosures



Sign-In Sheet
Buena Vista Pool House Restoration

No.	Name	Representing	Phone No.	Fax No.	E-Mail Address
10	Louis M Deldeo	Deldeo Builders, Inc	302-271-0243	302-271-0245	louddeldeo@comcast.net
11	Fred Fisher	FIRST STATE ELECTRIC	302-322-0140	302-322-1146	fred.f@firststateelectric.com
12	Bill Booth	COMMUNWEALTH CONST. Co	302-654-6611	302-654-2604	bbooth@175COMMUNWEALTH.COM
13	JACK ABGST	NICKLES CONTRACTING INC	856-672-1440	856-672-1450	jack@nicklesinc.net
14	Larry Baltham	LC Baltham Bldgs	410-398-8900	410-398-8900	l.baltham@rcb.com
15	Shirley Bush	Amakor, Inc	302-834-8664	302-834-8668	Amakor@aol.com
16	KEN ADAMS	WILLOW CONST.	302-378-3000		KADAMS@WILLOWCONSTRUCTION.COM
17	KEVIN CAHILL	CAHILL ELECTRIC	302-378-9650	302-378-9653	CAHILLELECTRIC@VERIZON.NET
18	Dave Heisinger	Donald E. Heisinger	610-646-6421		daveheisinger@comcast.net
19	BRADEN KREER	CMI SOLAR ELECTRIC	302-250-6180	302-731-4021	bkreer@cmielectric.com
20	Roger Leonard	Avulon Associates	443-907-3512	443-350-9059	jr@avulon-associates.com

Sign-In Sheet
Buena Vista Pool House Restoration

PRE-BID MEETING
 DAS/DFM Contract No.: MC2001000011
 Wednesday, July 13, 2011 at 9:00 AM

No.	Name	Representing	Phone No.	Fax No.	E-Mail Address
1	V. TASSONI	Ventresca Brothers Inc.	302-657-6926	302-658-2260	VTA550ni@ Brothers Brothers.com VTA550ni@ Brothers Brothers.com
2	KEN ROBERTSON	EMORY HILL AND COMPANY	302-322-9500	302-322-9518	KEN@EMORYHILL.COM
3	CHARLIE COXE	TRITON BLDG.	302-275-3706	302-224-5410	COXE@HELIX.COM
4	ZON KRATZ	MARTELL CONSTRUCTION	(856) 299-1720	856 299-5688	BIDINFO@MARTELLCC.COM
5	Robert Nibblett	Willow Construction	302.3783000	302.3785630	rnibblett@willowconstruction.com
6	Mary Clark	Schlusser+Associates	302.738.7333	302.738.5292	cjgruber@hotmail.com
7	Douglas Riley	MMS ENTERPRISES LLC	302-543-5809	302-543-5887	driley@mmsenterprisesllc.com
8	Bill Skainline	J.S. CORNWELL & SONS INC	215-563-3157	215-563-0742	bskainline@jscarneil.com
9	LARRY SCHROCK	OMB/DFAA	739-5644	739-6298	LARRY.SCHROCK@STATE.DE.US

Sign-In Sheet
Buena Vista Pool House Restoration

No.	Name	Representing	Phone No.	Fax No.	E-Mail Address
21	Lynn Riley	Div. of Historic & Cultural Affairs	302- 577-5172	302- 577-2694	lynn.riley@state.de.us
22	KEVIN RYCHICKI	BERNARDON HABER HOLLOWAY	302-499 6063	302-682 9352	KRYCHICKI@BERNARDON.COM
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